

# \$387,500 - 304, 39 Hidden Creek Place, Calgary

MLS® #A2254887

**\$387,500**

2 Bedroom, 2.00 Bathroom, 1,242 sqft  
Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

LOCATION! LOCATION! FIRST TIME HOME BYER OR INVERTER CALLING!. Welcome to this Freshly Painted beautiful end-unit with 2 Beds and 2 Baths Single Attached Garage Town House in Hidden Valley's Hansen Creek Manor! West Backing onto a beautiful nature reserve with a freshwater pond and nestle in very conveniently located in a sought-after community of Hidden Valley NW. This single front attached garage townhouse is idle and perfect for those attempting to downsize into a quiet living space, surrounded by a welcoming neighbourhood with exceptional scenery and many walking paths. Also good for First-Time Home Buyers or investors to live or grow their equity. This home offer you ground floor single attached garage parking and 2nd floor quite living with the beautiful views from spacious and bright living room with cozy fireplace and dining. A very Bright and open concept floor plan loaded with two bedrooms and two bathrooms, open kitchen and dining, multiple pantries and closets. A big master bedroom with 4 pcs ensuite allow you to have your sound sleeps quietly. When the living room off the patio door the huge and sunny deck welcome you for the more sounding nature views and warmth for your summer BBQ to you and your guests. This home is very conveniently and closely located to the Schools, Gas Station, Small plaza with restaurant and other. Also only 2-5 minutes drive to Creekside Shopping Centre. A very easy and quick access to the STONY TRIAL



allow you to drive to BANFF, EDMONTON and City-Centre wherever you want to. This home comes equipped with a stairlift for handicapped access if needed, or it can be easily removed..... There are also Conveniently located two Visitors Parking Stalls for your Guest just attached with your Driveway for the convenience for you Guests. LIFT CHAIR in Stairs is on WORKING CONDITION. If Buyers don't Need that LIFT CHAIR, Seller will remove it at his own cost. MOTIVATED SELLER. "Good Luck"

Built in 1998

### **Essential Information**

MLS® #	A2254887
Price	\$387,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,242
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	304, 39 Hidden Creek Place
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6H3

### **Amenities**

Amenities	Playground
Parking Spaces	2

Parking Single Garage Detached  
 # of Garages 1

## Interior

Interior Features Breakfast Bar  
 Appliances Dishwasher, Dryer, Electric S  
 Heating Forced Air  
 Cooling None  
 Fireplace Yes  
 # of Fireplaces 1  
 Fireplaces Gas  
 Basement None



Date: April 26, 2025  
 Property Type: Town House  
 Ground Level: 81 sq ft / 7.50 sq m  
 Main Floor: 1242 sq ft / 115.38 sq m  
 Total RMS: 1323 sq ft / 121.08 sq m

\*\*\* All Measurements adhere to RECA and RMS standards \*\*\*

Jeeban Katarwal

## Exterior

Exterior Features Playground  
 Lot Description Backs on to Park/Green Space  
 Roof Wood  
 Construction Concrete, Vinyl Siding  
 Foundation Poured Concrete

## Additional Information

Date Listed September 6th, 2025  
 Days on Market 4  
 Zoning M-C1 d49

## Listing Details

Listing Office RE/MAX iRealty Innovations

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